

**A Regular Meeting of the North Park
Redevelopment Project Area Committee (PAC)
Tuesday, November 13, 2007 at 6:00 p.m.
San Diego National Bank, 3180 University Avenue (2nd Floor)
San Diego, CA 92104**

The members of the North Park Project Area Committee (PAC) held a regular meeting at the above time and place. Notice was posted for purposes of the Brown Act at the City Administration Building at least 72 hours before the meeting.

The attendance of the committee members was as follows:

Ed Badrak	Present	Wally Orsatti	Present
Jordana Beebe	Present	Gayle Richardson	Present
Kirsten Clemons	Present	Andrea Roberts	Present
Patrick Edwards	Present	Robert Steppke	Present
Don Leichtling	Present	John Zolezzi	Present
Roger Lewis	Present	Allison Hollies	Present*

City and Agency Representatives:

Michael Lengyel and Michelle Rosenthal of the Redevelopment Agency and Monica Pelaez, Representative for Councilmember Toni Atkins, were in attendance.

I. Call to Order & NPPAC Member Announcements

The meeting was called to order at 6:05 p.m. Roll was called and a quorum was established.

II. Adoption of Agenda

Motion (Badrak/Don Leichtling) to adopt the agenda of the November 13, 2007 meeting.
(Passed – 10/0/0)

III. Approval of Minutes

Motion (Leichtling/Steppke) to adopt the minutes of the October 9, 2007 NPPAC meeting.
(Passed – 9/0/1, Roberts abstaining)

IV. Elected Official Reports

Monica Pelaez announced the City's Homeless Emergency Winter Shelter will be temporarily located in Tailgate Park this winter. She also noted that City Council approved a ban of alcohol on all beaches in Council Districts 1 and 2 and that the Water Department, along with Water Authority, have launched a campaign focusing on water conservation and encouraging consumers to try to conserve 20 gallons of water per day.

V. Public Comment

Leon Natker noted he will be asking the Redevelopment Agency to reconsider its decision regarding an amount he claims is owed to the Lyric Opera for liquidated damages. Jordana Beebe noted the North Park Community Clean Up was successful

VI. Chair's Report

Gayle Richardson provided a brief summary of the November PAC officers' meeting. She noted that the owner of the property located on the corner of 32nd Street and University Avenue has a new project underway and will provide more details at a later date. She again reiterated that in an effort to streamline inquiries or information requests, all communications should first be directed to her and she in turn will either address them herself or forward them to Agency staff.

***Noted present as of voted into PAC.**

VII. Action/Discussion Items

A. Filling of Vacant Residential-Tenant Seat

Allison Hollies was introduced by Agency staff. She made a brief statement noting her interest in the PAC and responded to questions regarding her goals as related to the Residential-Tenant seat and previous experience with community groups.

Motion (Lewis/Leichtling) to appoint Allison Hollies to the vacant Residential-Tenant seat for the remainder of its original term.

(Passed – 11/0/0)

B. Parking Management Working Group

Roger Lewis noted the Parking Management Working Group report will be postponed until the January 8, 2008 PAC meeting.

C. PAC Recommendation for Parking Agreement with Academy of Our Lady of Peace

Michael Lengyel presented and explained the planned parking agreement between the North Park Parking Garage and the Academy of Our Lady of Peace. It was discussed and decided that OLP should not be offered a discounted rate, and instead should pay the regular market rate for parking in the garage. It was also suggested that OLP be asked to provide a written plan describing drop off and pick up logistics, as well as the details of their planned shuttle service.

Motion (Lewis/Badrak) to deny the parking agreement between the North Park Parking Garage and the Academy of Our Lady of Peace and to request a written plan outlining OLP's proposed shuttle service.

(Passed – 9/0/2)

Motion (Edwards/Roberts) to deny the parking agreement between the North Park Parking Garage and the Academy of Our Lady of Peace and to offer OLP the garage's current market-rate parking fee of \$45 per month or \$5 per day.

(Passed – 9/2/0)

D. North Park Project Area Budget

Michael Lengyel presented and explained the North Park Project Area budget and discussed tax increment forecasts, housing rehabilitation program reserves and property acquisition reserves. It was emphasized that the projected tax increment figures for the next five years are estimates and not fixed amounts.

VIII. Staff Report/Project Updates

Michael Lengyel and Michelle Rosenthal provided updates on current redevelopment projects and initiatives.

IX. Subcommittee Reports

It was reported that the PAC Housing Policy Subcommittee met and made moderate revisions to the current Housing Policy. The subcommittee will hold one more meeting before presenting its final revisions. Gayle Richardson noted the PAC Bylaws Subcommittee reviewed the current PAC Bylaws and made a few minor revisions. The subcommittee will meet again to make final revisions before presenting them to the PAC.

X. Requests for Next Agenda

1. Housing Enhancement Loan Program (H.E.L.P.)
2. Lyric Opera Liquidated Damages Reconsideration
3. Parking Management Working Group Report

XI. Adjournment – 9:00 p.m.

PUBLIC PARTICIPATION IS ENCOURAGED. FOR FURTHER INFORMATION ABOUT THE NORTH PARK REDEVELOPMENT PROJECT, PLEASE CALL THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO (619) 236-6268.